

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Grafton

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	16	20	+ 25.0%	123	146	+ 18.7%
Closed Sales	17	23	+ 35.3%	113	122	+ 8.0%
Median Sales Price*	\$405,000	<b>\$401,500</b>	- 0.9%	\$389,000	<b>\$407,500</b>	+ 4.8%
Inventory of Homes for Sale	57	47	- 17.5%	--	--	--
Months Supply of Inventory	3.4	2.8	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	38	38	0.0%	55	61	+ 10.9%
Percent of Original List Price Received*	99.1%	97.8%	- 1.3%	97.5%	97.2%	- 0.3%
New Listings	24	23	- 4.2%	161	193	+ 19.9%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

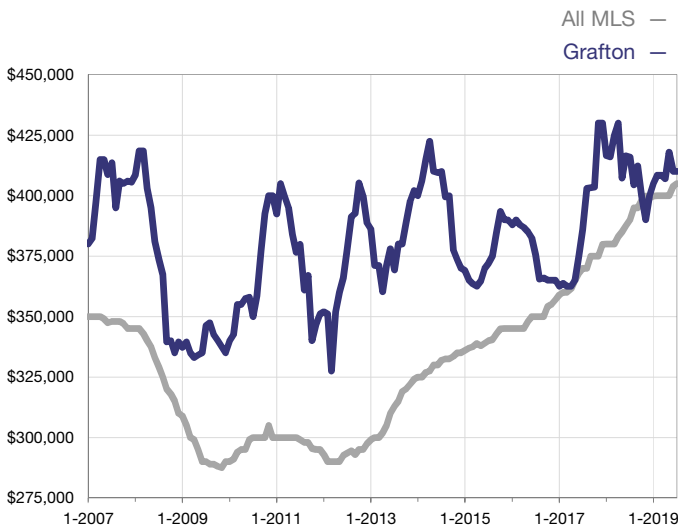
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	11	+ 10.0%	62	71	+ 14.5%
Closed Sales	4	12	+ 200.0%	51	60	+ 17.6%
Median Sales Price*	\$399,500	<b>\$261,250</b>	- 34.6%	\$315,000	<b>\$276,750</b>	- 12.1%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 22.7%	36	50	+ 38.9%
Percent of Original List Price Received*	97.9%	101.0%	+ 3.2%	98.9%	99.8%	+ 0.9%
New Listings	14	11	- 21.4%	70	75	+ 7.1%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

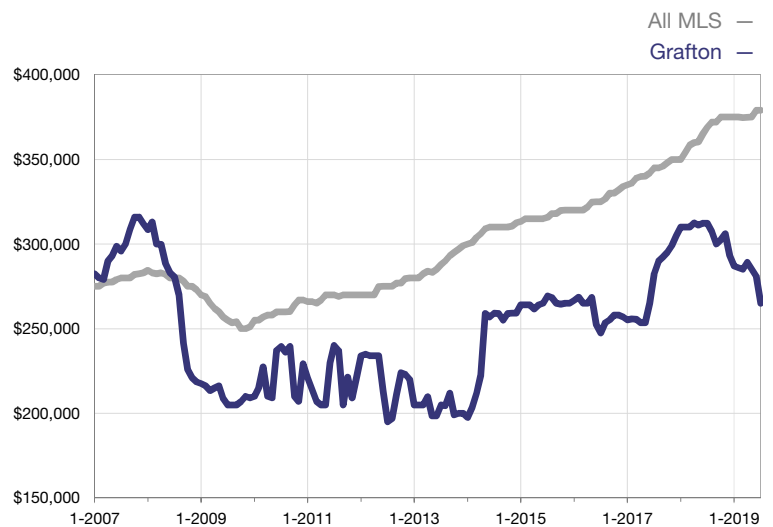
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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